

DOUGLAS COUNTY, NV
RPTT:\$1326.00 Rec:\$40.00
\$1,366.00 Pgs=3 11/01/2022 01:18 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Dennis Hansel
Teresa Hansel
1431 Flores Dr
Pacifica, CA 94044

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2204230-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1121-05-510-009
R.P.T.T. \$1,326.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Miranda M King an unmarried woman who acquired title as
Miranda M King

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Dennis Hansel and Teresa Hansel, husband and wife as joint tenants with right
of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Signature and notary acknowledgement on page two.

Miranda M King
Miranda M King

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on October 1st 2022
by Miranda M King

Shawna Kennedy
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204230.

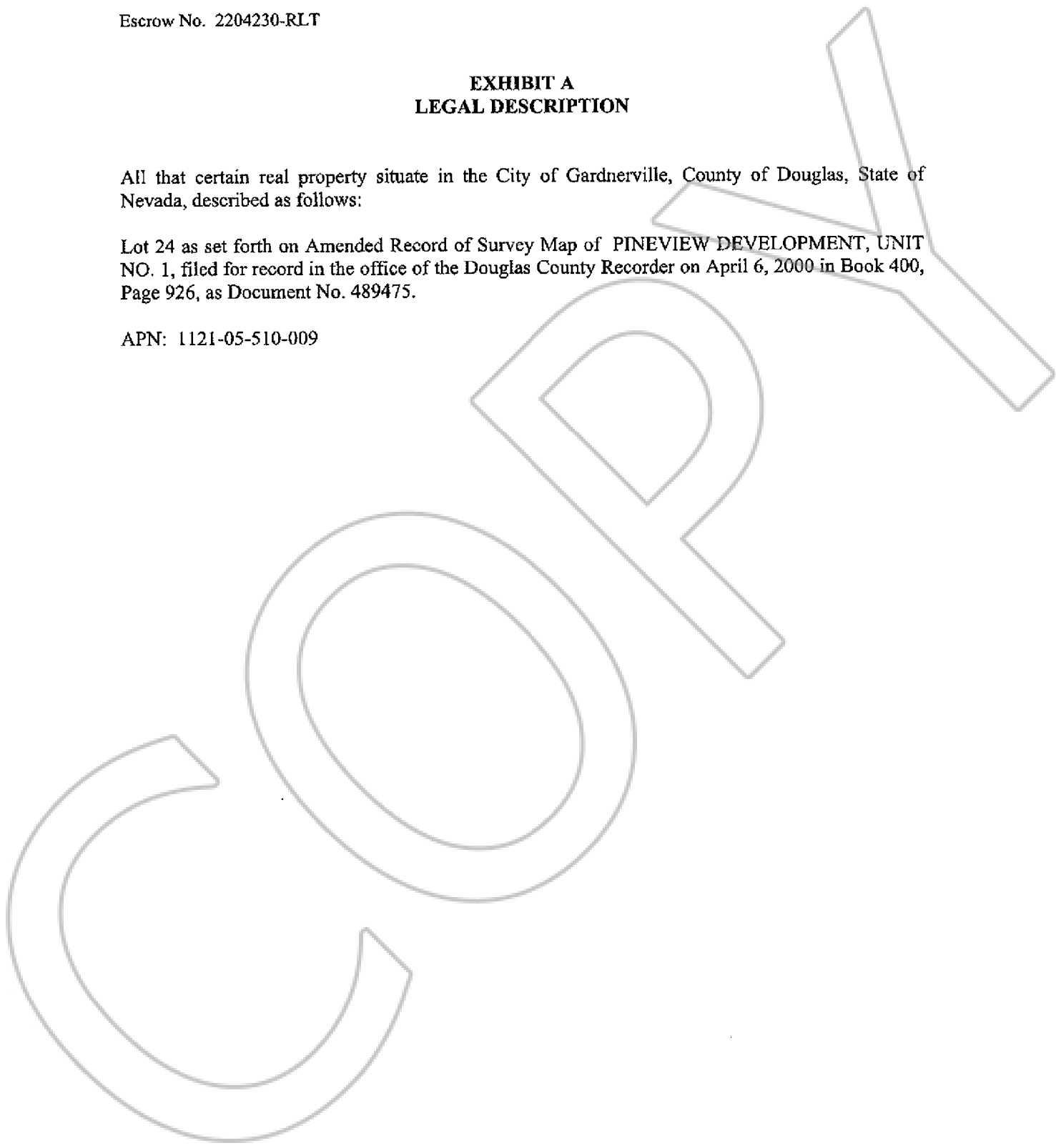
Escrow No. 2204230-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 24 as set forth on Amended Record of Survey Map of PINEVIEW DEVELOPMENT, UNIT NO. 1, filed for record in the office of the Douglas County Recorder on April 6, 2000 in Book 400, Page 926, as Document No. 489475.

APN: 1121-05-510-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1121-05-510-009
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 340,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 340,000.00
 d. Real Property Transfer Tax Due: \$ 1,326.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Miranda M King
 Address: P.O BOX 6013
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Dennis Hansel and Teresa Hansel
 Address: 1431 Flores Dr
 City: Pacifica
 State: CA Zip: 94044

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204230-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED